

OUTPARCEL AVAILABLE

60 SERD WAY, BRASELTON, GA 30517

FOR SUBLEASE
/ASSIGNMENT



LOCATION DESCRIPTION

Freestanding drive-thru outparcel opportunity adjacent to a new Chick-fil-A.

PROPERTY HIGHLIGHTS

- 2,999 SF building constructed in 2026 with dual drive-thru on ±1.36 Acres
- 146' Frontage with 2 access points on Serd Way and 37 Parking Spaces
- Over 3 million square feet of Industrial in the immediate vicinity
- GA DOT Traffic Counts: Hwy 53 - 12,000 AADT / I-85 - 64,400 AADT



DEMOGRAPHICS 1 MILES 3 MILES 5 MILE 7 MILES

	1 MILES	3 MILES	5 MILE	7 MILES
Population	2,819	16,650	44,623	82,246
Median HH Income	\$81,202	\$101,823	\$104,391	\$106,663
# of Businesses	152	551	1,013	1,690



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